



City of Lake Elmo

777-5510

3800 Laverne Avenue North / Lake Elmo, Minnesota 55042

The Lake Elmo Planning Commission will meet Monday, August 23, 1999 at 6:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota.

PLEASE NOTE: 6:00 – 7:00 p.m. – Continued Discussion – Comprehensive Plan

7:00 p.m. Agenda

1. Agenda
2. Minutes August 9, 1999
3. **PUBLIC HEARING:**
Variance to rear yard structure setback requirement.
Variance to the side structure/corner setback requirement.
Twin Points Tavern, D.T. LaCroix Enterprises, Inc.
11999 Stillwater Blvd.
4. **Site Plan Review:**
Twin Points Tavern, D.T. LaCroix Enterprises
11999 Stillwater Blvd.
5. **Minor Subdivision**
Steeplechase LCC – Paul DeWitt
Homestead Open Space Residential Development
East side of Lake Elmo Avenue, North of 10th Street/South of 20th Street
6. Other
7. Adjourn

Aug
23

*Approved -
aj*

**Lake Elmo
Planning Commission**

**Meeting Minutes
Monday, August 23, 1999**

*(The Planning Commission met at 6:00 p.m. and continued their
discussion regarding the Comprehensive Plan).*

Chairman Armstrong called the meeting to order at 7:00 p.m. in the Council Chambers of City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. Present: Commissioners Berg, Brass, Helwig, Herber, Lipman, Mandel, Sedro and Sessing. Absent: Commissioners Gerard and Ptacek. Also present: City Planner Dillerud.

1. AGENDA

**M/S/P Sessing/Berg – to accept the agenda, as presented.
(Motion Passed 9-0).**

2. MINUTES

**M/S/P Lipman/Sedro – to approve the Minutes from the August 9, 1999, as amended.
(Motion Passed 6-0-3). Abstain: Berg, Herber, Mandel**

3. PUBLIC HEARING

- Variance to rear yard structure setback requirement.
- Variance to side structure/corner setback requirement.
- Twin Points Tavern, D.T. LaCroix Enterprises, Inc.
11999 Stillwater Blvd.

Planner Dillerud reviewed the site history and existing conditions as stated in his staff report. He said the applicant proposes two small additions to the structure for rest rooms and a new walk in cooler, totaling slightly over 1,000 square feet. He noted that the proposal involved little additional building area for the tavern and liquor store business. He said that the Village Commission had previously met with Mr. LaCroix to review the proposals, and recommends the Planning Commission approves the variances and site plan.

**Chairman Armstrong opened and closed the comment portion of the Public Hearing at 7:15 p.m.
NO COMMENTS**

M/S/P Lipman/Berg – to approve Resolution PZ 99-50, Zoning Ordinance Variances to permit structure setback to rear property line from 50 feet required to 42 feet proposed and to permit structure setback to corner lot line from 50 feet required to 42 feet proposed, based upon the following findings and recommendations:

1. The location of this property within the core portion of the Old Village results in a unique circumstance applicable to few other properties in the existing General Business Zoning District. Contemporary City policy for the core portion of the Old Village advocates retention of historic compact site characteristics that are reflected by substantially reduced structure setbacks from current Code requirements.
2. Properties within the core portion of the Old Village historically exhibit structure setbacks substantially less than General Business standards. The literal interpretation

of General Business standards regarding this site would deprive the owner of the rights historically enjoyed in this geographic area of the City.

3. The applicant did not participate or otherwise contribute to the circumstances that result in the character of and reduced setbacks for sites within the core portion of the Old Village area of the City.
4. Based on Village Plan policy, the variance requested will not confer on the applicant any privilege that will not be available to other property owners within the core portion of the Old Village.
5. The variances requested are the minimum required for the structure on the site to both meet Health Code and existing Zoning Code standards.
6. The variances will not be detrimental to the purposes of this Zoning Code or to property currently in the same zone, and located within the core portion of the Old Village area of the City.

(Motion Passed 9-0).

4. Site Plan Review

Twin Points Tavern, D.T. LaCroix Enterprises
11999 Stillwater Blvd.

M/S/P Armstrong/Sessing – to recommend approval of the Site Plan for additions and site improvements to the Twin Points property, subject to the following conditions:

1. Compliance with the requirements of the City Engineer.
2. Compliance with Section 1350 of the City Code regarding exterior lighting.
3. Compliance with Village Commission recommendations regarding landscape materials at the corner of Laverne Avenue and State Highway 5.
4. Compliance with City Code requirements regarding financial security to be provided the City for landscape improvements, and time for completion of those improvements.
5. No modification to existing signage is approved.

(Motion Passed 9-0).

5. MINOR SUBDIVISION

Steeplechase LCC – Paul DeWitt
Homestead Open Space Residential Development
East side of Lake Elmo Avenue, North of 10th Street, South of 20th Street

Planner Dillerud said the applicant proposed combining three lots in the Homestead development and dividing them into two lots. The result would be two lots slightly over 1 acre each. He recommended approval of the application subject to conditions.

M/S/P Berg/Lipman – to recommend approval of Resolution No. 99- __ granting a minor subdivision to Paul DeWitt, Homestead Residential Open Space Development, combining and redividing Lots 12, 13, 14, Block 1, subject to the following conditions:

1. Vacation of the existing platted drainage and utility easements along the property lines between Lots 13/14 and Lots 12/13.
2. Preparation by the applicant, and approval by the City Attorney/City Engineer, of written drainage and utility easements along the property line between Parcel A and Parcel B.

(Motion Passed 9-0).

6. Other

Planner Dillerud said he had attended a meeting of the Highway 36 Corridor Technical Committee and would provide the Planning Commission with information from subsequent meetings, as they occur.

Chairman Armstrong adjourned the meeting at 7:29 p.m.

Respectfully submitted, Cynthia Young-Planning Secretary